

FOR LEASE



# Airport Business Park

Calgary, Alberta



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Calgary, Alberta



## The Opportunity

CBRE Calgary is pleased to present the opportunity to lease a key industrial asset in an evolving Alberta market. **Airport Business Park** sets the standard for connectivity within Northeast Calgary, providing unparalleled access to Calgary's major and central arterial thoroughfares. The business park's variety of unit sizes, flexible zoning, exposure and building specifications provides versatility for many Industrial businesses. Located to the North of the Calgary International Airport, between Deerfoot Trail and Stoney Trail NE, the property presents a unique opportunity to a wide variety of users.

VARIOUS UNITS AVAILABLE

**WAREHOUSE & OFFICE  
DISTRIBUTION SPACE  
IN AN EVOLVING ALBERTA MARKET**

Developed by



Marketed by



Airport Business Park - Building A



Airport Business Park - Building B



## FOR LEASE | Building G - Unit 112

10770 25 Street NE, Calgary AB

21,648 SF Shell Warehouse Distribution Space



Airport Business Park - Building C



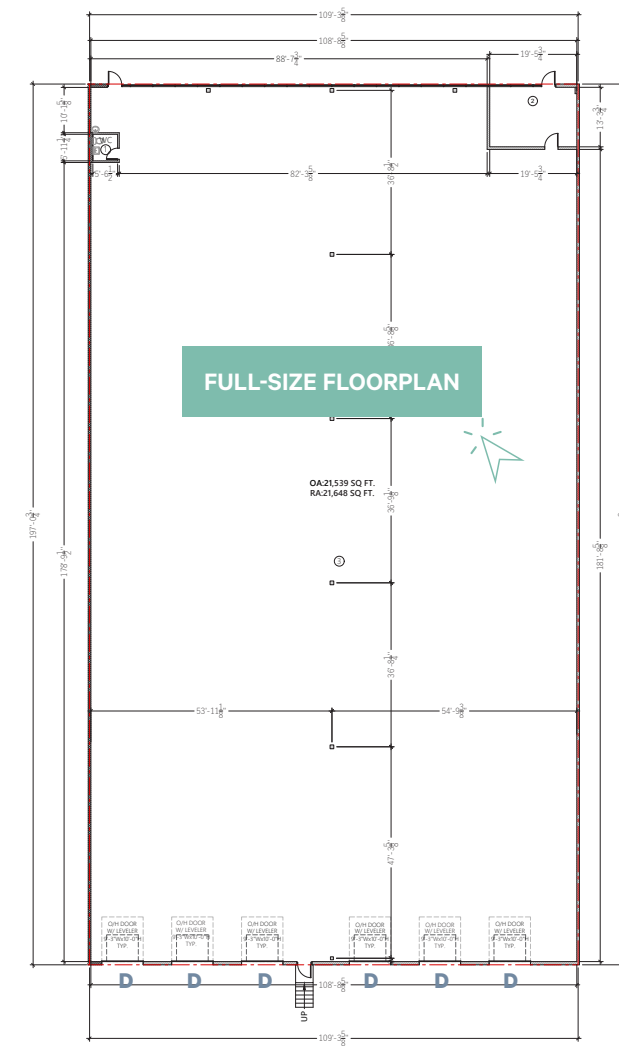
Airport Business Park - Building D



Airport Business Park - Building E



Airport Business Park - Building G



\*Floor plan not to scale.

### Property Details

#### Available Area

Warehouse	21,648 SF
<b>Total</b>	<b>21,648 SF</b>

#### Zoning

I-G (Industrial-General)

#### Loading

6 x Dock (9'3"x10')

#### Ceiling Height

28' clear

#### Power

TBD

#### Operating Costs

\$4.15 PSF (2025 est.)

#### Lease Rate

Market

#### Availability

Immediately

### Property Highlights

- Can be contiguous with Unit 124 for 55,412 SF
- "A" Class, food grade and temperature controlled (CanadaGAP Certified) distribution space, existing cooler area of approx. 3,200 SF
- Full HVAC throughout warehouse area
- Close proximity to Calgary International Airport and easy access to Deerfoot Trail and Stoney Trail NE

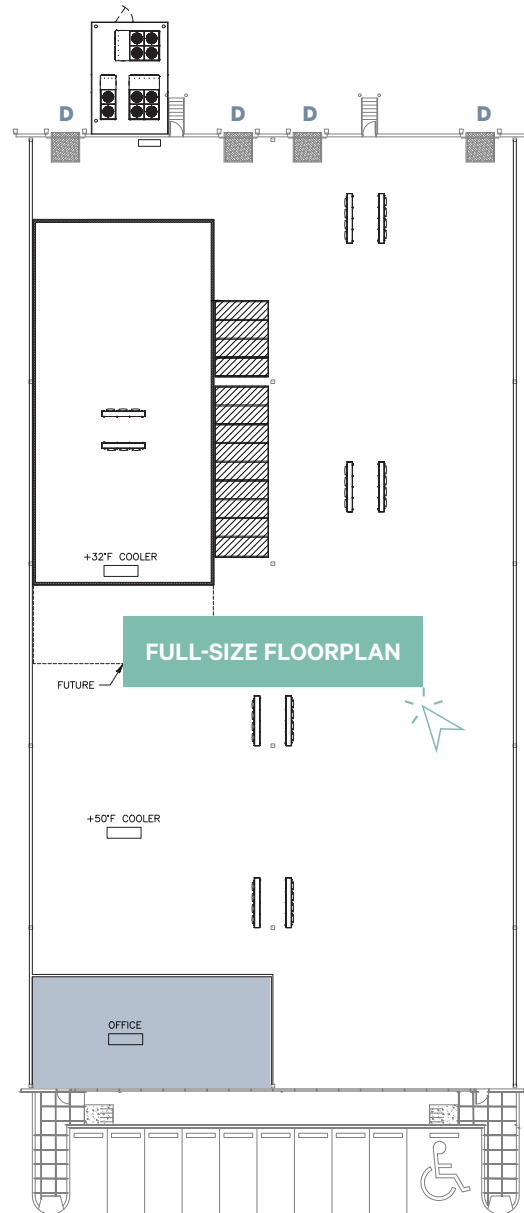
#### Legend

■ Office Area    D = Dock Loading Door

## FOR LEASE | Building C - Unit 118

10761 25 Street NE, Calgary AB

24,212 SF Warehouse & Office Distribution Space



\*Floor plan not to scale.

### Property Details

#### Available Area

Office	1,530 SF
Warehouse	22,682 SF
<b>Total</b>	<b>24,212 SF</b>

#### Zoning

I-G (Industrial-General)

#### Operating Costs

\$4.72 PSF (2025 est.)

#### Loading

4 x Dock Doors

#### Lease Rate

Market

#### Ceiling Height

28' clear

#### Availability

Immediately

#### Power

600 Amp, 600 Volt (TBV)

### Property Highlights

- Can be contiguous with Unit 124 for 55,412 SF
- "A" Class, food grade and temperature controlled (CanadaGAP Certified) distribution space with existing walk-in cooler area of approx. 3,200 SF
- Full HVAC throughout warehouse area
- Close proximity to Calgary International Airport and easy access to Deerfoot Trail and Stoney Trail NE
- Forklift charging in-place

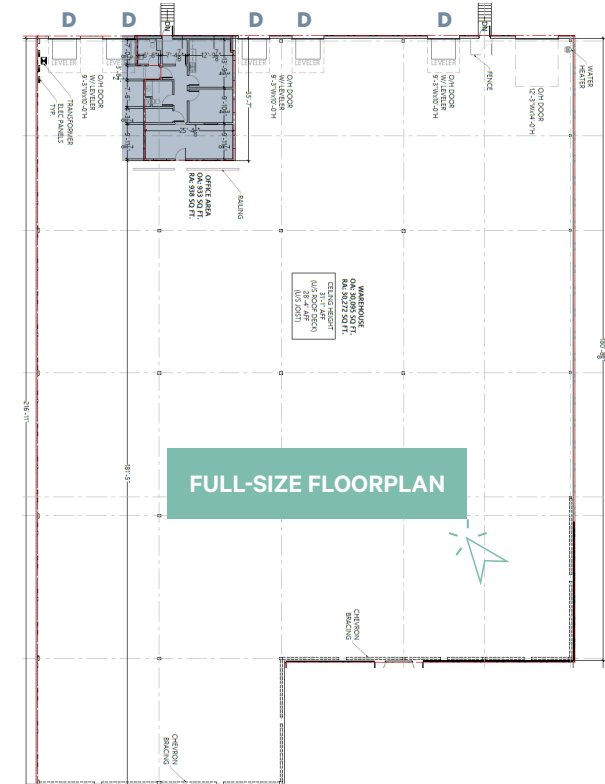
#### Legend

■ Office Area    D = Dock Loading Door

## FOR LEASE | Building C - Unit 124

10761 25 Street NE, Calgary AB

31,210 SF Warehouse & Office Distribution Space



\*Floor plan not to scale.

### Property Details

#### Available Area

Office	977 SF
Warehouse	30,233 SF
<b>Total</b>	<b>31,210 SF</b>

#### Zoning

I-G (Industrial-General)

#### Operating Costs

\$4.72PSF (2025 est.)

#### Loading

5 x Dock (9"x10'), 1 x Drive-in (12"x14')

#### Lease Rate

Market

#### Ceiling Height

28' clear

#### Availability

February 2026

#### Power

200 Amp, 347/600 Volt (TBV)

### Property Highlights

- Can be contiguous with Unit 118 for 55,412 SF
- "A" class warehousing space
- Small office area at rear of space
- ESFR sprinklers
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport

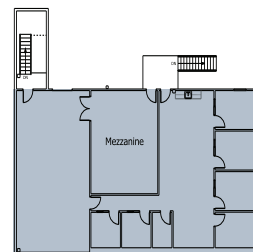
#### Legend

■ Office Area    D = Dock Loading Door

## FOR LEASE | Building B - Unit 124

10725 25 Street NE, Calgary AB

36,422 SF Warehouse & Office Distribution Space



\*Floor plan not to scale.

### Property Details

#### Available Area

Main Floor Office	3,200 SF
2nd Floor Office	3,200 SF
Warehouse	30,022 SF
<b>Total</b>	<b>36,422 SF</b>

#### Zoning

I-G (Industrial-General)

#### Loading

5 x Dock (9'x10'), 1 x Drive-in (12'x14')

#### Ceiling Height

28' clear

#### Power

600 Amp, 347/600 Volt (TBV)

#### Operating Costs

\$4.72 PSF (2025 est.)

#### Lease Rate

Market

#### Availability

Immediately

### Property Highlights

- End-cap unit with exposure to both Barlow Trail and Country Hills Boulevard NE
- Functional and well-built out office over two floors
- Landlord upgrading to new LED lighting
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- Ample double row parking

#### Legend

Office Area    D = Dock Loading Door

## FOR LEASE | Building D - Unit 105

10710 25 Street NE, Calgary AB

41,347 SF Warehouse & Office Distribution Space



### Property Details

#### Available Area

Office	4,688 SF
Warehouse	36,659 SF
<b>Total</b>	<b>41,347 SF</b>

#### Zoning

I-G (Industrial-General)

#### Loading

7 x Dock (9'x10'), 1 x Drive-in (12'x14')

#### Ceiling Height

28' clear

#### Power

400 Amp, 600 Volt (TBV)

#### Operating Costs

\$4.48 PSF (2025 est.)

#### Lease Rate

Market

#### Availability

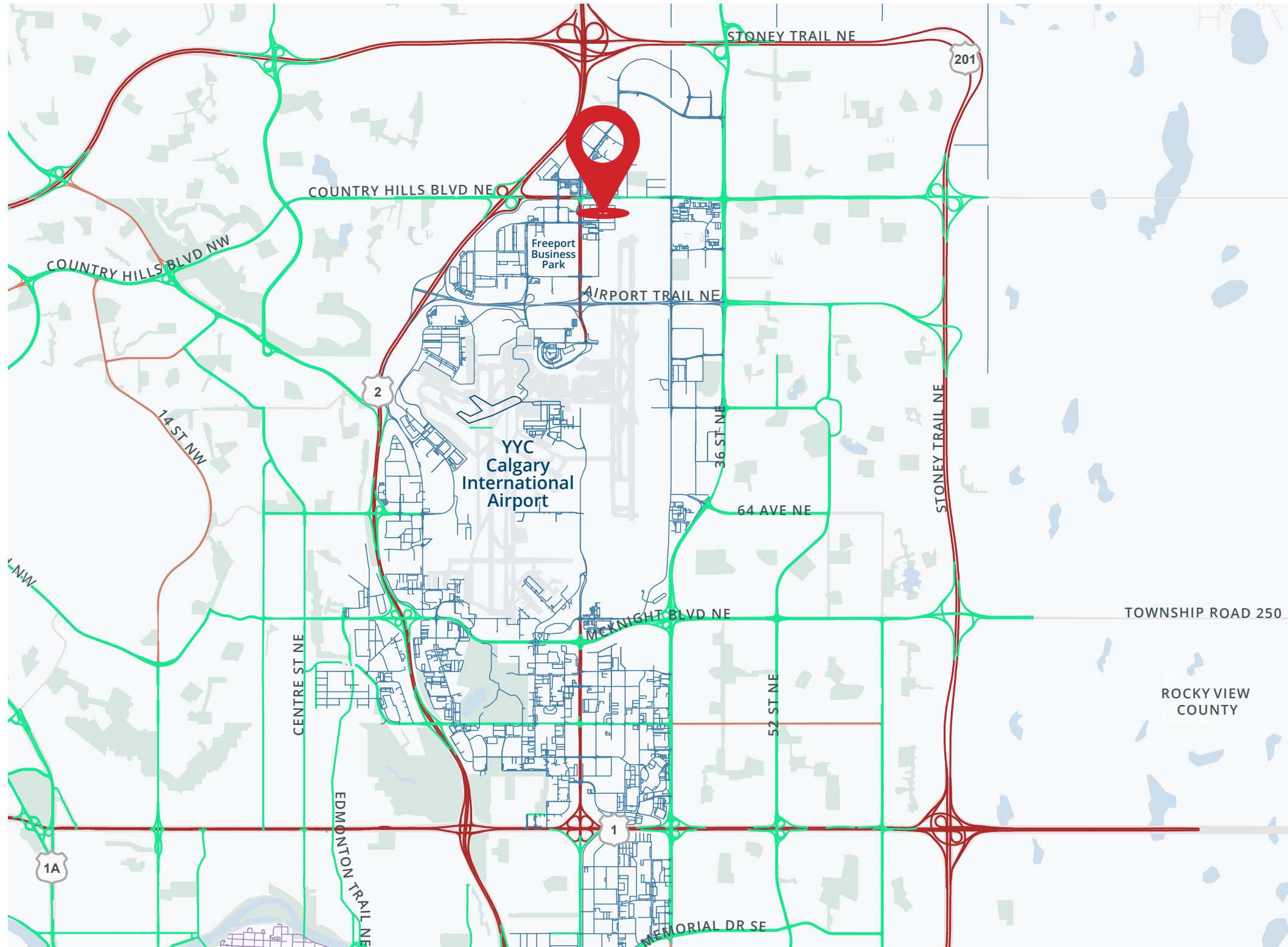
Immediately

### Property Highlights

- 'A' Class, end-cap distribution space with well built-out office area
- Full height concrete block demising walls, dock and drive-in loading and ESFR sprinkler system
- Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- Ample double row parking

#### Legend

Office Area    D = Dock Loading Door



## The Location

**Airport Business Park** is situated at the Northeast boundary of the city providing quick access to the QE II. The Property has visibility to Barlow Trail and Country Hills Boulevard NE and is a short distance from Deerfoot Trail, Metis Trail and Stoney Trail NE. Located directly North of the Calgary International Airport with various food and beverage establishments and ample new format industrial-distribution development within close proximity. The Park caters well to small and mid-bay distribution type businesses.

### TRUCK ROUTES

- Dangerous goods route
- Restricted truck route
- Truck route
- Unrestricted truck route
- Unrestricted with dangerous goods restriction

### DEMOGRAPHICS

 **117,572**  
Population within 5 KM  
(2025 Est.)

 **20.3%**  
2030 Projected  
Population within 5 KM

 **69,582**  
Labour Force within 5 KM  
(2025 Est.)

### TRAVEL TIMES



FOR LEASE

# NE | NORTH EAST

BY SKYLINE

OWNED BY



Skyline Industrial REIT encompasses professionally managed and maintained industrial real estate in strong, viable, and growing Canadian markets. Our properties are located in both primary and secondary markets, benefiting from both the evolution and gentrification of the industrial warehousing real estate sector.

With a focus on acquiring modern industrial assets, primarily in the warehousing and logistics sector, Skyline Industrial REIT is optimally positioned for growth amid the constant demand for logistics space from e-commerce and distribution providers.

MARKETED BY



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VARIOUS UNITS AVAILABLE

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